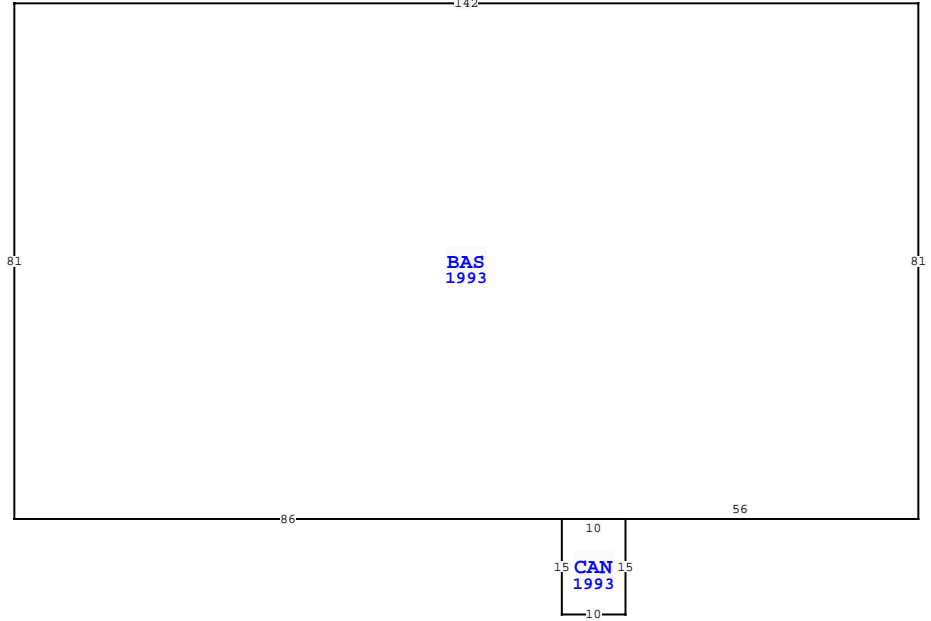




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	60
Exterior Wall	28	GLASS THRM	40
Roof Structure	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	70
Interior Wall	06	CUST PANEL	30
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		11	100
Frame	05	STEEL	100
Story Height		11	100
RMS		25	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Quality	00	Quantity	03
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	11,502	100	11,502
CAN	150	30	45
			701,594
			2,745
TOTALS	11,652		11,547
			704,339

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE 1&2	- 0%	- 0								
				Heated Area:	11502			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			704,339
TOTAL MARKET OB/XF VALUE			39,434
TOTAL LAND VALUE - MARKET			518,350
TOTAL MARKET VALUE			1,262,123
SOH/AGL Deduction			132,148
ASSESSED VALUE			1,129,975
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,129,975
TOTAL JUST VALUE			1,262,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,027,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150198	ROOF	2,800	01/30/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BLD DATE		06/15/2021	KK	LGL DATE	06/15/2021	KK
XF DATE		06/15/2021	KK	LAND DATE	06/15/2021	KK
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=1993] W142 S81 E86 CAN=[YR=1993] S15 E10 N15 W10 \$ E56 N81 \$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W142 S81 E86 CAN=[YR=1993] S15 E10 N15 W10 \$ E56 N81 \$.	

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	18,220.00	SF	4.00	4.00	100	1981	1981	3	38	27,694	
2	0803	ASPHALT C	0	0	0	0	4,805.00	SF	2.00	2.00	100	1981	1981	3	50	4,805	
3	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	1983	1983	3	20	1,920	
4	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1981	1981	3	20	200	
5	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	1981	1981	3	51.5	322	
6	0400	CONC CURB	0	0	0	0	415.00	LF	15.00	15.00	100	1981	1981	3	51.5	3,206	
7	0978	SECURTY LT	0	0	0	0	14.00	UT	450.00	450.00	100	1981	1981	3	20	1,260	
8	0646	LWN SPRK H	0	0	0	0	50.00	UT	2.00	2.00	100	2000	2000	3	27	27	

LAND DESCRIPTION		TOTAL OB/XF															39,434							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0006		0.00	0.00	14.81	AC		1.00	1.00	0.70	50,000.00	35,000.00	518,350							